

ZONING

27 Attachment 2

Borough of Hatfield

**Table 27-15-3
R-4 District
[Amended by Ord. 523, 12/21/2016]**

Density and Dimensional Standards								
	Density (Dus/Net Ac.)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Bldg Coverage (% of lot)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Impervious Coverage
Single-family detached	5/ac.	7,000	60	35%	30	8 each 12 if no alley)	40	70%
Zero-lot-line house	5/ac.	6,000	.50	35%	35	0/12	40	70%
Twin	5/ac.	4,000/du	30	35%	30	12 (one) 15 if no alley)	40	70%
Duplex	5/ac.	8,000	60	35%	30	8/20 agg. (10/25 agg. If no alley)	40	70%
Townhouse	6/ac.	2,500	20/35 end unit	40%	20	15 (ends) (20 if no alley)	40	75%
Multiplex	6/ac.	2,500	50	40%	20	15	40 ¹²	75%
Mobile home park	5/ac.	5,000 ¹³	50	35%	20	5/25 agg.	15	70%

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NOTES:

- ¹² In the case of a multiplex development, where units may be jointed back-to-back, the front, side, and rear yard setbacks shall apply to the building as a whole, not to each individual unit.
- ¹³ Regardless of tenure (fee simple ownership, rental or condominium), minimum lot areas and all other dimensional standards shall apply to each unit.